028.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,021,000	/	1,021,000
USE VALUE:	1,021,000	/	1,021,000
ASSESSED:	1,021,000	/	1,021,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARONIS NICK
Owner 2:	
Owner 3:	
Street 1:	32 MARRETT RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	KEENAN ALYCE -
Owner 2:	-
Street 1:	156 HAMILTON STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02139

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 3008 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	566,200		454,800	1,021,000
Total Card	0.114	566,200		454,800	1,021,000
Total Parcel	0.114	566,200		454,800	1,021,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.48 | /Parcel: 339.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

19081

GIS Ref

GIS Ref

Insp Date

02/14/19

!2316!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	566,300	0	4,950.	454,800	1,021,100	1,021,100	Year End Roll	12/18/2019
2019	104	FV	488,100	0	4,950.	483,200	971,300	971,300	Year End Roll	1/3/2019
2018	104	FV	488,100	0	4,950.	352,500	840,600	840,600	Year End Roll	12/20/2017
2017	104	FV	457,700	0	4,950.	307,000	764,700	764,700	Year End Roll	1/3/2017
2016	104	FV	457,700	0	4,950.	261,500	719,200	719,200	Year End	1/4/2016
2015	104	FV	401,100	0	4,950.	255,800	656,900	656,900	Year End Roll	12/11/2014
2014	104	FV	401,100	0	4,950.	210,300	611,400	611,400	Year End Roll	12/16/2013
2013	104	FV	424,200	0	4,950.	200,100	624,300	624,300		12/13/2012

PRINT

Date	Time
12/10/20	17:45:29

LAST REV

Date	Time
07/22/19	11:43:26

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEENAN ALYCE	53284-196		7/24/2009		625,000	No	No		
BURTON KATHERIN	25192-232		2/24/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	19081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2018	1328	Porch	7,000	C				
11/9/2011	1435	Manual	5,000					ductwork of direct
8/2/2010	930	Manual	4,800					REBUILD STAIRS
4/9/2001	183	Redo Kit	17,000	C				REMODEL KITCHEN AN

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2019	Mail Update	MM	Mary M
2/14/2019	Inspected	PT	Paul T
3/28/2013	Meas/Inspect	JBS	JOHN S
4/16/2009	Measured	197	PATRIOT
2/16/2000	Meas/Inspect	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99912715
Const Adj.:	0.98990101
Adj $ / SQ:	168.136
Other Features:	112816
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695561
Depreciation:	129374
Depreciated Total:	566187

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

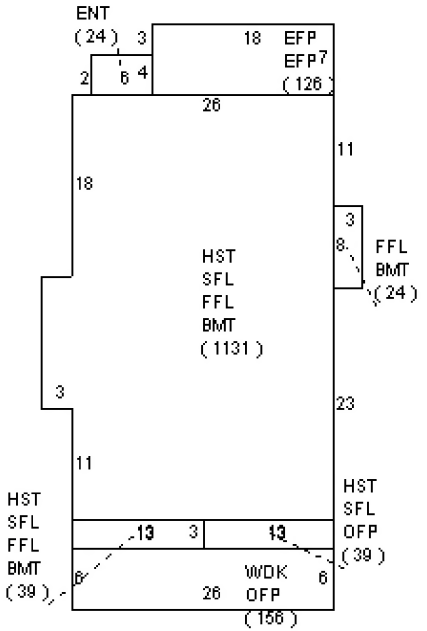
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.14
Special Features:	0	Val/Su Net:	117.25
Final Total:	566200	Val/Su SzAd	188.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,209	168.140	203,277
BMT	Basement	1,194	50.440	60,226
FFL	First Floor	1,194	168.140	200,755
HST	Half Story	605	168.140	101,638
EFP	Enclos Porch	252	37.640	9,486
OFP	Open Porch	195	24.710	4,818
WDK	Deck	156	12.280	1,916
ENT	ENTRY	24	26.130	627
	Net Sketched Area:	4,829	Total:	582,743
Size Ad	3007.5	Gross Are	5433	FinArea 3008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	